

OFFICIAL RECORDS OF
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When recorded return to:
Sun Lakes Phase Two Unit Eleven
Townhouse Association, Inc.
4980 S. Alma School Rd.
Suite A2 Box 420
Chandler AZ 85248

FILED: Maricopa County Recorders Office

Date: _____

FILE NUMBER 2004-0035629

SUN LAKES PHASE TWO UNIT ELEVEN TOWNHOUSE ASSOCIATION, INC

THIRD AMENDMENT OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (partial)

Section IV B Item 3. of the Second Amendment dated May 12, 2003 reads:

Repairing of the Unit roofs is the responsibility of the Association to the point where accumulated repair costs reach \$750 (since July 1, 2000). After that point, the homeowner must assume the responsibility for any repairs or replacement of the roof. However, no homeowner, at any time, may perform any roof repair work or contract any roof repairs, coating or replacement, without a completed Architectural Permit and approval of the Board of Directors.

REVISED Section IV B Item 3. reads:

Repairing and/or replacing the roof are the responsibility of the homeowner. However, no homeowner shall, at any time, perform any roof repair work or contract any roof repairs, coating or replacement without a completed Architectural Change Request (ACR) form, and approval of the Board of Directors.

Section IV B Item 4. of the Second Amendment dated May 12, 2003 reads:

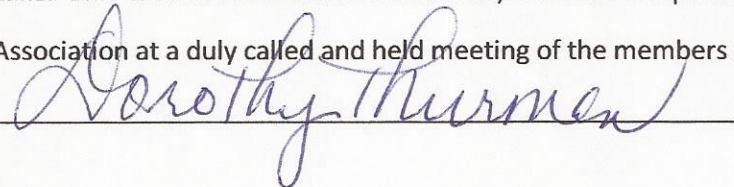
The Association will repair, to a paintable condition, the inside damage to walls and ceilings only, caused by original roof leakage. All skylights (old and new) are replaced only by the homeowner. Once a homeowner has replaced a roof, the Association has no further responsibility for inside repair work on that unit caused by roof or skylight leakage.

REVISED Section IV B Item 4. reads:

All skylights (old and new) are to be repaired and/or replaced by the Homeowner. The Association has no responsibility for any repair of inside damage caused by roof or skylight leakage.

CERTIFICATION

I, Dorothy Thurman, being the duly elected Secretary of Sun Lakes Phase Two Unit Eleven Townhouse Association, Inc., an Arizona nonprofit corporation, hereby certify the forgoing Third Amendment of the Declarations of Covenants, Conditions and Restrictions of the Sun Lakes Unit Eleven Townhouse Association, Inc. were adopted by a majority of the members of the Association at a duly called and held meeting of the members on February 12, 2019.



State of Arizona)
County of Maricopa)

On this 15th day of FEBRUARY 2019, before the undersigned Notary, personally
Appeared DOROTHY A THURMAN, acting on behalf of the Board of Directors of the Sun Lakes
Phase Two Unit Eleven Townhouse Association, Inc., known to me to be the person whose name is
Subscribed to the foregoing instrument and acknowledged that she signed the same for the purposes
therein contained.



Carol G. Ulmer Notary Public

My Commission expires:

5-10-2022

The following 89 pages are the original ballots for the approval of the Third Amendment to the Sun
Lakes Phase Two Unit Eleven Townhouse Association, Inc., Declarations, Covenants, Conditions and
Restrictions.

Unit Eleven has 108 Homeowners, the results of the vote were:

Section IV B Item 3: 79 in favor – 10 opposed Section IV B Item 4: 84 in favor – 5 opposed

The written ballots were returned by February 12, 2019.

The signatures and addresses have been checked and approved by:

G. Frank Mills, President Sun Lakes Phase Two Unit Eleven Townhouse Association, Inc.

G. Frank Mills Date 2/15/19

Dorothy Thurman, Secretary/Treasurer Sun Lakes Phase Two Unit Eleven Townhouse Association, Inc.

Dorothy Thurman Date Feb 15/2019